Ross-Hunt
real estate
1973 - 2023

Celebrating 50 Years of serving the community

Under One Roof
Issue 37

REIV AWARDS FOR EXCELLENCE
WINNER
PROPERTYDATA SALES AGENCY OF THE YEAR - METRO

# Understanding Owners Corporation Basics: Refresh your knowledge

### What is an Owners Corporation?

An Owners Corporation, previously known as a body corporate, is a legal entity which owns and manages the common property of a residential, commercial, retail, industrial or mixed-use property development.

### What is common property?

Common property is defined in the Plan of Subdivision and may include parts of the land, buildings, gardens, driveways, fences and airspace.

### What is the Plan of Subdivision?

The Plan of Subdivision allows a developer to divide land into two or more new parcels of land that are dealt out separately. A Plan of Subdivision includes individual lots and common property. It also details the lot liabilities and entitlements for each lot owner.

### What are Lot Liabilities and Entitlements?

Lot entitlement refers to a lot owners' share of ownership of the common property. Lot liability represents the share of Owners Corporation expenses that each lot owner is required to pay.

### Who is part of the Owners Corporation?

The Owners Corporation consists of all the owners of the lots on the Plan of Subdivision (apartments/units/townhouses). Each individual lot owner automatically becomes a member of an Owners Corporation once they purchase a lot within the Plan of Subdivision. Lot owners also own a proportionate share of the common property until their lot is sold, and then the ownership is passed onto the new purchaser.

### How are decisions of an Owners Corporation made?

An Owners Corporation predominantly functions democratically, requiring a simple majority of either the Owners Corporation as a whole, or of the elected Owners Corporation Committee. Each year, Owners Corporations hold an Annual General Meeting (AGM) which is the main opportunity for lot owners to discuss issues relating to their property. It is at the AGM, that the Owners Corporation Committee is elected for the next year. Following the AGM, the Owners Corporation Committee can make decisions on behalf of the Owners Corporation as prescribed by the Owners Corporation Act.

### What is the role of Ross-Hunt Real Estate as an Owners Corporation Manager?

Owners Corporation Managers are involved in coordinating the affairs of the lot owners including: conducting meetings, collecting levies, arranging property maintenance, placing insurance, and keeping financial accounts. Owners Corporation Managers are not members of the Owners Corporation and do not have voting rights in the Owners Corporation but rather act on the decisions made by the Owners Corporation.

## What are the responsibilities of an Owners Corporation?

**An owners corporation must:**

- MANAGE AND ADMINISTER THE COMMON PROPERTY
- REPAIR AND MAINTAIN THE COMMON PROPERTY, FIXTURES AND SERVICES
- TAKE OUT AND MAINTAIN REQUIRED INSURANCE
- RAISE FEES FROM THE LOT OWNERS TO MEET FINANCIAL OBLIGATIONS
- PREPARE FINANCIAL STATEMENTS AND KEEP FINANCIAL RECORDS
- PROVIDE OWNERS CORPORATIONS CERTIFICATES WHEN REQUESTED
- KEEP AN OWNERS CORPORATION REGISTER
- ESTABLISH A GRIEVANCE PROCEDURE
- CARRY OUT ANY FUNCTIONS AND DUTIES UNDER THE OWNERS CORPORATIONS ACT 2006, THE OWNERS CORPORATIONS REGULATIONS 2018, THE OWNERS CORPORATION RULES AND ANY OTHER LAW OR REGULATION AS WELL AS ENSURE COMPLIANCE WITH THE ACT, THE REGULATIONS AND THE RULES

# March Quarter 2024 - Median Price Changes

## Many people ask me how has the real estate market performed so far in 2024?

Here are the latest statistics from the REIV for the March 2024 quarter, which compares the quarterly and annual sale price percentage changes as well as median sale and rent prices for Houses and Units located in the suburbs within our local municipalities of Whitehorse and Boroondara.

It is important to remember that investing in real estate benefits best when it is a long term hold. Much like shares, you will have ups and downs in the life cycle of property ownership, but overall, property values generally appreciate year on year, if you are looking after and maintaining your investment. This can provide significant capital gain when you decide to sell, or provide equity that can be tapped into for future investments and or improvements.

The figures in the following tables are only a snapshot and can give a general indication for a property's potential sale price or rental return, however as each property is different and each micro market performs differently, please don't hesitate to get in touch with our team for specific information that is relevant to you.

Whether you might be thinking of selling or leasing out your property or are interested in purchasing an investment, our highly experienced team are here to help.

*Indicates that less than 30 sales were recorded during the quarter.
Notes: Annual change is based on rolling annual figures. Units include apartments and townhouses.

## Median House & Unit Sale Price Percentage Change by Suburb

| SUBURB | Quarterly Change House | Annual Change House | Quarterly Change Unit | Annual Change Unit | Municipality |
|---|---|---|---|---|---|
| Ashburton | * -11.2% | 1.6% | - | - | Boroondara |
| Balwyn | -5.4% | 9.1% | * -22% | -13% | Boroondara |
| Balwyn North | -3.6% | 2.4% | * -5.8% | 22.3% | Boroondara |
| Blackburn | * 2.3% | 9% | 1.5% | 7.7% | Whitehorse |
| Blackburn North | * -4.3% | 2.2% | - | -3.1% | Whitehorse |
| Blackburn South | * 4.9% | 4.2% | - | - | Whitehorse |
| Box Hill | -2.2% | 9.8% | -17.1% | -7.1% | Whitehorse |
| Box Hill North | * -0.6% | 4.9% | *16.7% | 0.8% | Whitehorse |
| Box Hill South | * -8.4% | 6.4% | *20.3% | 12.7% | Whitehorse |
| Burwood | -9.2% | 7.7% | * -6% | 0.1% | Whitehorse / Monash |
| Burwood East | * -3.4% | 3.5% | * 5.6% | -23.9% | Whitehorse |
| Camberwell | 5.7% | -7.2% | 6% | -0.3% | Boroondara |
| Canterbury | * -17.4% | 1% | * -1.3% | 9.4% | Boroondara |
| Forest Hill | * -15.7% | 12.5% | * -4.5% | 1.1% | Whitehorse |
| Glen Iris | -1.6% | -0.7% | -10.4% | 9% | Boroondara / Stonnington |
| Hawthorn | -22.5% | 9.7% | 9.3% | -3.3% | Boroondara |
| Hawthorn East | * 1.1% | 1.1% | 7.2% | -2.4% | Boroondara |
| Kew | 18.2% | -2.9% | -5.5% | -0.4% | Boroondara |
| Kew East | * 2.3% | 1.7% | * -0.2% | 22% | Boroondara |
| Mitcham | -2.7% | 13.5% | 0.1% | 3% | Whitehorse |
| Mont Albert | - | - | * -6.4% | 0.7% | Whitehorse / Boroondara |
| Mont Albert North | * -21.2% | -1.5% | - | - | Whitehorse |
| Nunawading | * -2.7% | 7% | * -20.6% | -10.4% | Whitehorse / Manningham |
| Surrey Hills | -9.4% | 6.3% | 15.2% | 16.6% | Whitehorse / Boroondara |
| Vermont | * 2.2% | 5.9% | * 1.8% | 28.3% | Whitehorse / Maroondah |
| Vermont South | * -1.9% | 6.1% | - | - | Whitehorse |

**Disclaimer:** *In compiling information, the REIV has relied upon data supplied by third parties. The REIV uses recognised statistical techniques in compiling its data, and this data is checked for accuracy and questionable sales results are either verified with the selling agent or discarded. Because the REIV has relied upon data supplied by third parties, the REIV does not warrant the information's accuracy or completeness.*

# How has your suburb performed?

| SUBURB | 3 Bed House Median Sale $ / Rent PW | 4 Bed House Median Sale $ / Rent PW | 1 Bed Unit Median Sale $ / Rent PW | 2 Bed Unit Median Sale $ / Rent PW | 3 Bed Unit Median Sale $ / Rent PW |
|---|---|---|---|---|---|
| Ashburton | *$1,747,000 / *$640 | *$2,280,000 / - | - | - | - / *$798 |
| Balwyn | *$2,205,000 / *$722 | $2,900,000 / *$1,050 | - / *$450 | *$720,500 / $530 | *$1,448,000 / *$750 |
| Balwyn North | $2,015,000 / $650 | $2,343,000 / *$848 | - | *$760,000 / *$485 | *$1,450,000 / *$750 |
| Blackburn | $1,407,500 / *$595 | *$1,829,000 / *$780 | *$370,000 / $410 | $642,500 / $480 | *$1,150,000 / *$645 |
| Blackburn North | $1,222,000 / *$550 | *$1,425,000 / *$750 | - | *$730,000 / - | *$955,000 / *$630 |
| Blackburn South | $1,282,000 / *$590 | *$1,406,500 / *$630 | - | - | *$973,000 / *$600 |
| Box Hill | *$1,398,000 / *$610 | *$1,788,000 / - | *$310,000 / $390 | $520,000 / $528 | *$890,000 / *$650 |
| Box Hill North | $1,280,000 / *$600 | *$1,536,500 / *750 | - | *$732,000 / *$490 | *$1,048,000 / *$700 |
| Box Hill South | *$1,300,000 / *$590 | *$1,727,500 / *$770 | - | *$773,000 / *$480 | *$1,020,500 / *$610 |
| Burwood | $1,331,888 / *$600 | *$1,680,000 / *725 | *$130,000 / *$430 | *$540,000 / $550 | *$930,000 / *$700 |
| Burwood East | $1,215,000 / $580 | *$1,378,000 / *$710 | - / *$500 | *$570,000 / *$595 | *$927,000 / *$695 |
| Camberwell | $2,025,000 / *$855 | $2,735,000 / *$1,050 | *$410,000 / *$465 | $680,000 / $550 | *$1,532,500 / $778 |
| Canterbury | *$2,054,000 / *$790 | *$3,300,000 / *$1,200 | - | *918,800 / *$580 | *$1,632,500 / *$825 |
| Forest Hill | $1,100,000 / *$545 | *$1,366,500 / *$660 | - | *$628,000 / *$455 | *$916,500 / *$610 |
| Glen Iris | $1,900,004 / $798 | $2,603,000 / *$1,275 | *$372,500 / $405 | $697,500 / $550 | *$1,240,000 / *$750 |
| Hawthorn | *$2,132,500 / *$935 | *$3,185,000 / *$1,250 | $400,000 / $420 | $625,000 / $560 | *$1,391,000 / *$853 |
| Hawthorn East | *$1,852,500 / *$900 | *$3,100,000 / *$1,475 | $385,000 / $450 | $648,500 / $550 | *$1,195,000 / *$850 |
| Kew | $2,152,500 / *$890 | $3,180,000 / *$1,200 | *$473,000 / *$450 | $680,000 / $530 | $1,227,500 / $730 |
| Kew East | *$1,895,000 / *$875 | *$2,466,000 / *$1,380 | - | *$746,250 / *$510 | *$1,310,000 / - |
| Mitcham | $1,150,000 / $545 | $1,361,000 / *$640 | *$310,000 / *$400 | $701,000 / $463 | $958,000 / *$608 |
| Mont Albert | - | *$2,210,000 / - | - | *$715,500 / *$515 | - / *$750 |
| Mont Albert North | *$1,317,000 / *$673 | *$2,088,000 / - | - | - | *$1,410,000 / - |
| Nunawading | $1,116,250 / *$593 | *$1,431,750 / *$750 | *$320,000 / - | *$672,750 / *460 | *$947,500 / *$620 |
| Surrey Hills | *$1,705,000 / *$690 | $2,450,000 / *$1,095 | - | $780,000 / $520 | *$1,290,000 / *$690 |
| Vermont | *$1,101,000 / *$575 | *$1,385,500 / *$605 | - | *$696,000 / *$465 | *$1,040,000 / *$583 |
| Vermont South | - / *$578 | $1,515,000 / *$690 | - | - | - |

*NOTES: Data is based on 12 months ending the March 2024 quarter. Rent is in weekly amounts. Units include apartments and townhouses. Where there is no data displayed, this indicates that there were less than 10 sales or leases recorded in the 12 months period. *Indicates that less than 50 sales or leases were recorded during the 12 months ending the quarter.*

**About REIV Median Prices:** What is a median price?

The median price is the middle price in a series of sales. For example, if 15 sales are recorded in a suburb and arranged in order from the lowest to the highest value, the eighth sale price is the median price. In the case where there is an even number of sales in a series, the median is the average of the middle two prices.

Why do you use median prices?

Median prices are used rather than average prices because median prices are unaffected by a few unusually high or low prices, making them a more accurate indicator of true market activity.

Median prices are a guide to market activity, and the REIV does not intend for median price measures to be regarded as a valuation tool. The assessment of a property's value is a job for a qualified professional who possesses the knowledge, experience and comparable sales information required to do so.

## All Things Property

**Jeff Anderson** is the Director of Ross-Hunt's Sales Department. He is an Award Winning Auctioneer and Buyers Advocate. Jeff has over three decades of experience selling and auctioning property right across Melbourne.

Contact Jeff if you need any real estate advice or would like a market update on your home or investment property.

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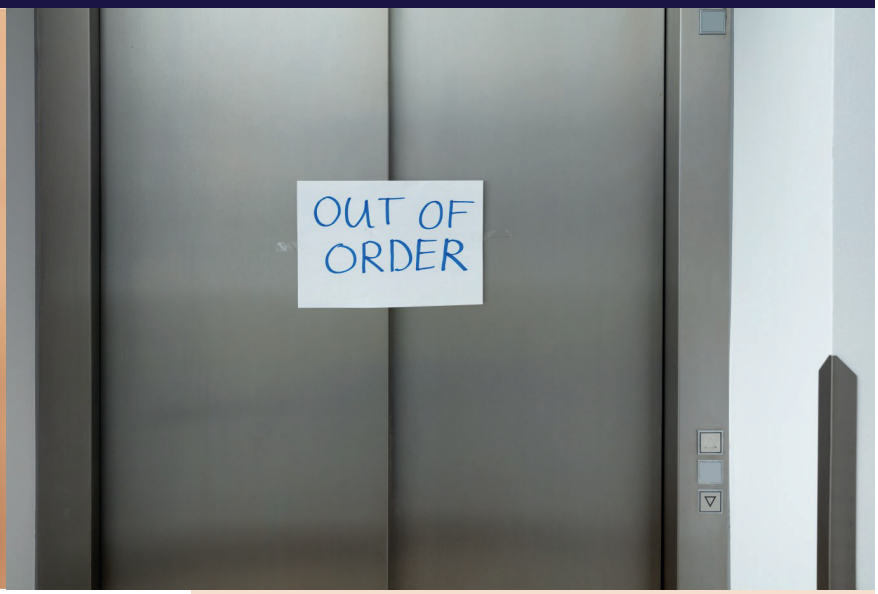
**Sales Director | Auctioneer | Certified Estate Agent and Buyers Advocate**




# Lift Malfunctions

**Encountering a lift malfunction can be unsettling, not to mention inconvenient for residents (no one ever wants to carry their groceries up 5 flights of stairs!), however knowing what to do when one occurs can help address the issue promptly and ensure safety.**

Before we jump into how to handle a breakdown, the importance of preventative maintenance to avoid breakdowns before they occur should be highlighted.

Regular lift maintenance ensures early detection of issues thus reducing downtime and costly emergency attendance. Regular servicing also helps with optimal lift performance, enhances safety, and prolongs the life of the equipment.

Having said this, even a well-maintained lift will occasionally breakdown so it's important to know how to respond.

## If a lift breaks down and you are trapped inside:

1. ***Stay Calm**: Remain calm and composed. Panicking can escalate the situation and hinder your ability to respond effectively- remember you have plenty of Air and the lift is safe to be in.*
2. ***Do Not Force Doors:** If the lift doors fail to open or close properly, do not attempt to force them open or closed. This can cause damage to the lift and can lead to serious injury if the lift decided to take off.*
3. ***Press the Emergency Phone/Button:** All lifts are equipped with an emergency phone. Press the button to alert the building manager or lift servicing company about the malfunction. Provide the lift service company the address of the property you are at and the lift number, this can be read from the lift notice in the lift.*
4. ***Wait for Assistance:** Stay inside the lift and wait for assistance to arrive. Normal wait time is 20-30 minutes.*
5. ***Follow Instructions:** If building management or the lift servicing contractor provide instructions over the intercom or phone, follow them carefully.*
6. ***Report the Incident:** After the lift malfunction is resolved, report the incident to your Owners Corporation Manager. Provide details about what happened, the duration of the malfunction, and any actions taken during the incident.*

**If your lift is frequently breaking down or malfunctioning, this could be a sign that your lift may need modernisation.**

**Discuss this with your Owners Corporation Manager who will seek the advice of a professional.**

*Credit: Fuji Elevators Australia*

We are proud members of FBA Family Business Australia

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